

TOWN OF ORLAND
 PLANNING BOARD MINUTES
 AUGUST 2018
 7:00PM

I. ROLL CALL

X	JACK MACBRAYNE
X	BART HUTCHINS(ALTERNATE)
X	BRENDA LEAVITT
X	CHARLES GIOSIA
X	ROGER WOOD
X	KRISTIN COOK (ALTERNATE)
X	DON BAKER

Staff Attending:

X	LUKE CHIAVELLI, Code Enforcement Officer & Plumbing Inspector
A	EDWARD RANKIN SR, Chair Selectman
X	KIMBERLY ARCHER Board Secretary

Attending Public:

II. Macbrayne called the Meeting to order at 7:00pm.

III. APPROVAL OF MINUTES OF JULY 2018
 Motion to approve minutes: Leavitt Motioned
 Second: Giosia
 Approved by unanimous vote.

CEO REPORT: Not much new to report, a few permits, and discussion with both Debbie and David about their preapplications.

UNFINISHED BUSINESS- UNFINISHED APPLICATIONS: Subdivision application for Joseph Cardillo. Jack went over the maps with the residents that were present who had abutting parcels. Explanation of what parcel was being sold and why it was a subdivision and so on.

In discussion of this subdivision, Jack presented that it was very possible that a number of items would need to be waived.

Requirements summary:

1,2,3 & 4

Number 5, no proposed deed restrictions, size of lot, is an indication of sewage disposal, a map of test pits was dug and provided at the site. Test pits were dug and there is adequate soil for a septic system. Jones has dug a number of wells in the area and attested to ability to find water.

#8 Can be fulfilled by adding date to plan with a sharpie.

#9 General information

#10 Soil survey by a certified soil scientist. No significant wetlands on the lot.

#11 and 12 : nothing of significant nearby

#13 relatively flat. Requirement waived. #14: N/A, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28, all waived as not applicable.

Leavitt moved to approve the subdivision.

Wood Seconded.

NEW APPLICATIONS –PENDING APPLICATIONS:

A. Debbie Herbst Yard sale business plan, discussion was had to submit, but as the yard sale ordinance did not pass, she applied simply to cover herself in the event that the ordinance was passed in the future. She stated that she wanted to make sure the town was aware of all of the things that we was doing.

Additional discussion about safety problems due to traffic issues on Route 1, the board discussed that it would be appreciated if some parking signs were placed that said, no parking on route 1. She asked whether putting signs on her fence were sufficient, and Jack stated as a temporary fix, to put saw horses and put a sign on each side to deter people parking on the roadside. She requested clarification from the board as to whether or not they had any additional concerns, and the board told her that was sufficient.

B. The second preapplication was for David Warren who had purchased a building, just on this side of Duffy's and they were discussing turning it into a restaurant. Currently it is a building with no running water, with no heat, and no power and the building would be uninsulated. Luke advised David to speak to Bruce Mattson to know if that driveway could be turned into a commercial driveway, before they ran into issues with the DOT. Then the planning board could let them know what they would need. The potential for a large septic, if they're able to get water at that location. He did not show up to the meeting.

NEXT MEETING will be held September 6, 2018 at 7:00pm at the Orland Community Center.

OTHER BUSINESS AND ADJOURN: Wood discussed the potential of reopening the yard sale ordinance and reviewing the requirements and rehashing if warnings are issued.

Likely will table for a year and see what happens.